

# \$425,000 - 2202 Jumping Pound Common, Cochrane

MLS® #A2227153

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.03 Acres

Jumping Pound Ridge, Cochrane, Alberta

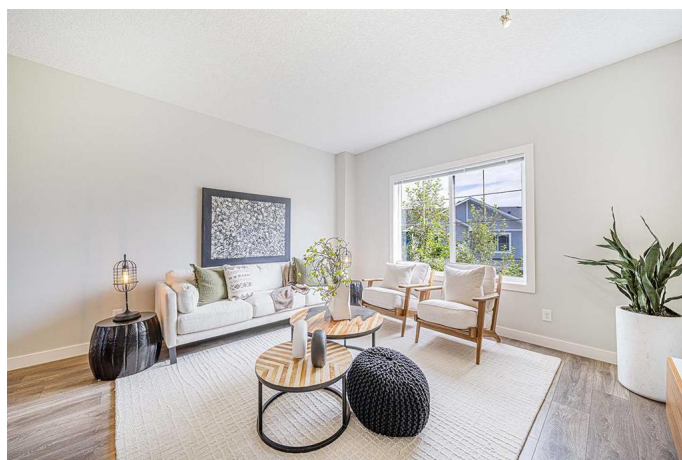
Welcome to this beautifully designed modern townhome that truly offers everything youâ€™ve been looking for. From the moment you arrive, the unique central courtyard at the entrance sets this home apart, creating a welcoming and distinctive first impression. The main floor features a spacious entryway that leads to a single attached garage, a bright office or den, and a convenient 2-piece bathroomâ€”perfect for a home office setup or guest space.

Upstairs, the open-concept second floor is ideal for entertaining or everyday living, offering a large kitchen, dining area, and a sun-filled south-facing living room with stunning ridge views. The kitchen is a chefâ€™s dream, complete with a central island, upgraded stainless steel appliances, quartz countertops, stylish tiled backsplash, and access to a private balcony.

The upper level is bright and airy, boasting two generously sized bedrooms. The primary suite includes a 4-piece ensuite bath, two large closets, and oversized windows that flood the room with natural light. A second spacious bedroom and another full 4-piece bath complete the top floor.

The complex is beautifully landscaped with mature trees, shrubs, and charming white picket fences, enhancing its curb appeal. Located just steps from the scenic Bow Ridge walking paths, this home combines modern living with access to nature.

Donâ€™t miss this exceptional



opportunityâ€”book your private viewing today!

Built in 2017

### Essential Information

MLS® #	A2227153
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2202 Jumping Pound Common
Subdivision	Jumping Pound Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2L1

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	25
Zoning	R-MD

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.